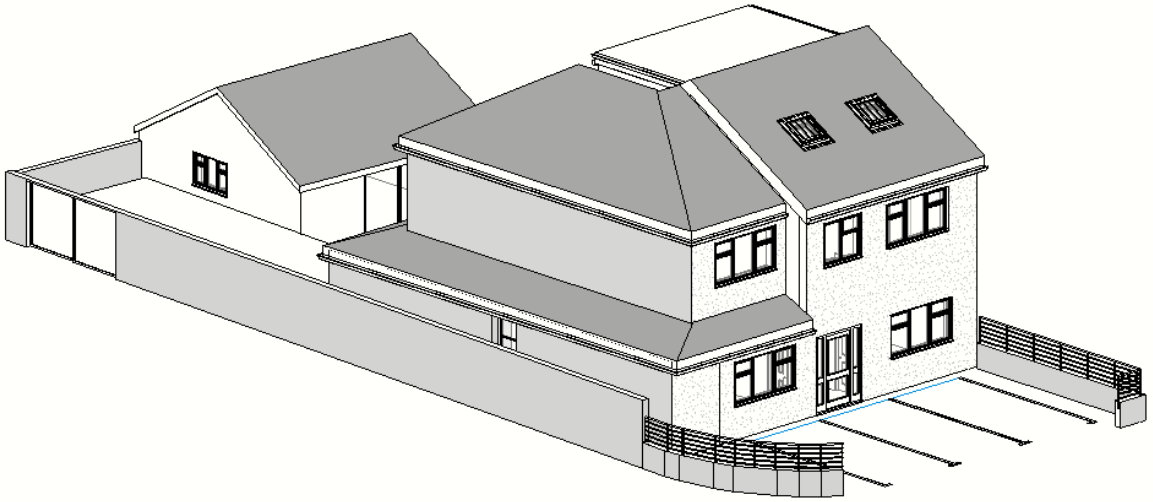
DESIGN & ACCESS STATEMENT FOR

1 Shakespeare Avenue
Hayes UB4 0BA



info@jcengsolutions.com
www.jcengsolutions.com
Ph:07411070270

1.0 Site and Surrounding

The application site relates to a semi detached property and located in an established residential area. The property has 3-bedroom,2-bathroom, small kitchen with outbuilding Most of the houses are detached houses with car parking space in the front of the house.

2.0 Proposed Design

The proposal is to erect two-storey side extensions; set back from the main front wall of the dwelling between the original house and the new extension. Similarly, roofs of side extensions ridges are lowered than the main ridge of the original house and which will not protrude beyond the main boundary line of the host dwelling to reduce the mass and impact on the neighbours.

The proposed extension is modest in terms of height, depth, and design. The proposal is clearly subservient to the host dwelling and there are other examples of extension of various sizes and designs in the surrounding street scene. Consequently, it can be considered that the proposal is likely to have an no impact on the character of the area.

2.1 Policy DMHD 1 'Overlooking and loss of privacy' and 'Loss of light and overbearing'.

It is considered that the proposal is unlikely to raise any loss of light or overbearing or overlooking or loss of privacy concerns.

The external amendments such as the new windows, will match the existing windows (as shown in the proposal plans) will enhance the visual appearance of the building and enhance its status within the area.

Internal walls and unit partitions will be fire rated stud walls including sound insulation between bathrooms and living rooms in accordance with latest regulation part L.

The shell design and material will match with the existing house and general appearance with the surrounding area and will have minimal impact on the street scene and properties around the area.

2.2 Access

All newly constructed work, door openings, corridors, manoeuvrability within rooms are, and will be, in full compliance with Approved Document Part M.

2.3 Floor Height

Rooms will have minimum ceiling height over 2.2m

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3.0 Sustainability and Environmental Statement

Assessments of ecological and sustainable measures may be incorporated into the building project and the following key features have been considered:

3.1 Building fabric

The proposed buildings will have very good levels of insulation to achieve or exceed u-values as specified in Part L of the Building Regulations. Thermal mass will also be provided to prevent overheating. The use of more environmentally friendly materials with regards to embodied energy and lifespan are proposed. The specification of mortars and adhesives will be considered to maximise the potential for re-using materials when the building is refurbished, altered or demolished.

3.2 Lighting

The proposal is designed to maximise the use of natural daylight. This is done by providing the main habitable rooms with dual aspect where possible, and tall, openable windows. The window positions are designed to minimise the requirement for using artificial lighting for the general use of the rooms.

Where lighting is required, low energy type light fittings (primarily LED) will be used throughout the development both internally and externally.

3.3 Heating

The existing heating system is to remain 'as is'

3.4 Natural ventilation

New erection has been designed to utilise natural ventilation (via operable external windows which incorporated trickle vents) where possible to reduce energy consumption.

3.5 Refuse

Bins are provided for both general waste and recycling.

3.6 Ecology

The landscaping and planting to be retained and protected during the work.

4.0 **Relevant Information**

PP-157-01 – Existing and proposed block
PP-157-02 – Existing and proposed elevation
PP-157-03 – Existing and proposed ground floor
PP-157-04 - Existing and proposed first floor
PP-157-05 – Existing and proposed roof layout.

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